

# ***The promise and the practice of Rapid Rehousing***



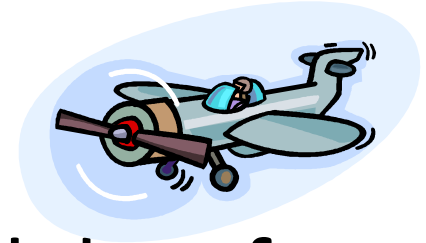
King County Committee to End Homelessness  
Mercer Island, WA  
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# Overview

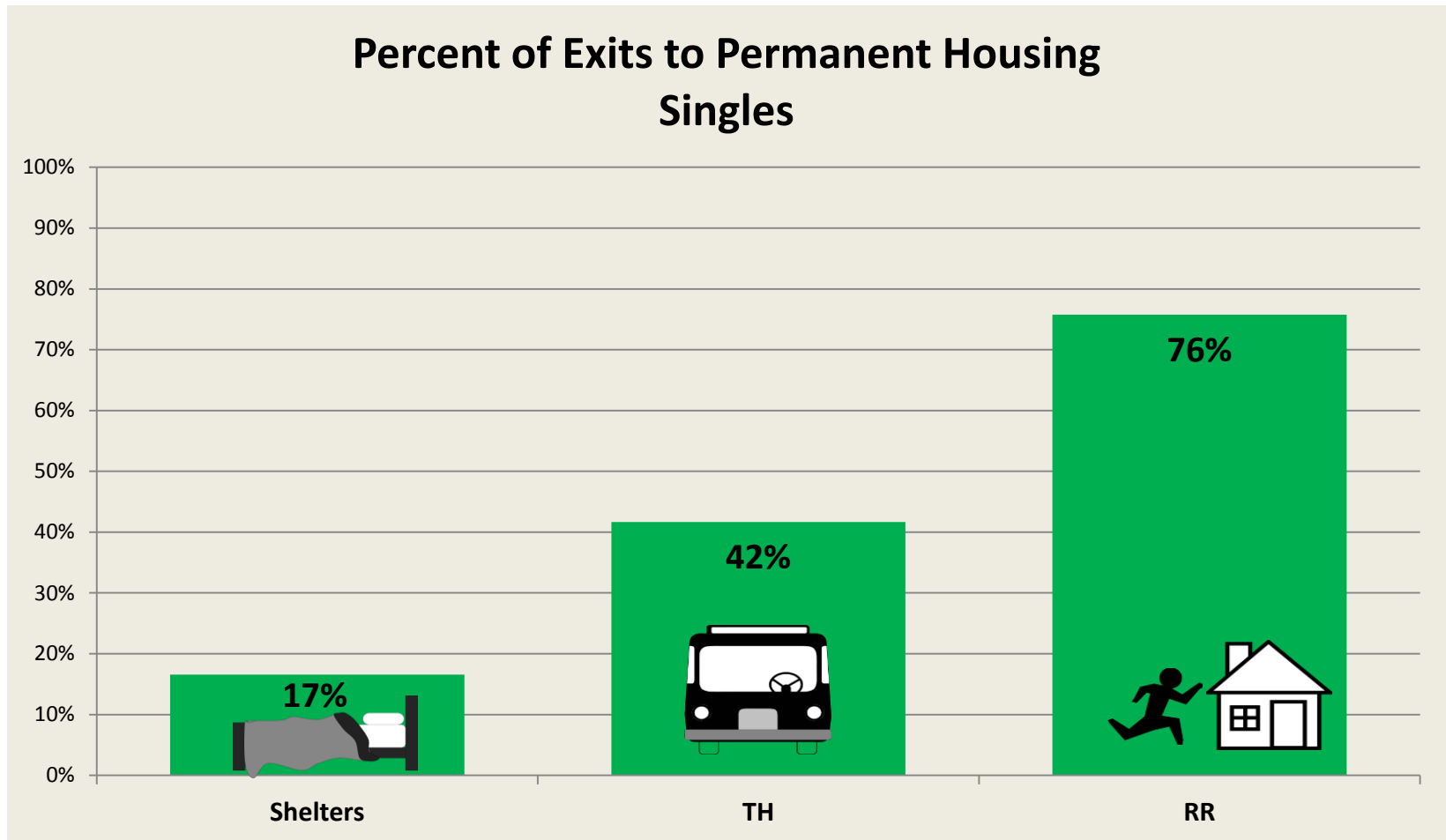


- Emerging national picture and data from communities
- Essentials of rapid rehousing
- Leading the culture shift

# The emerging national picture

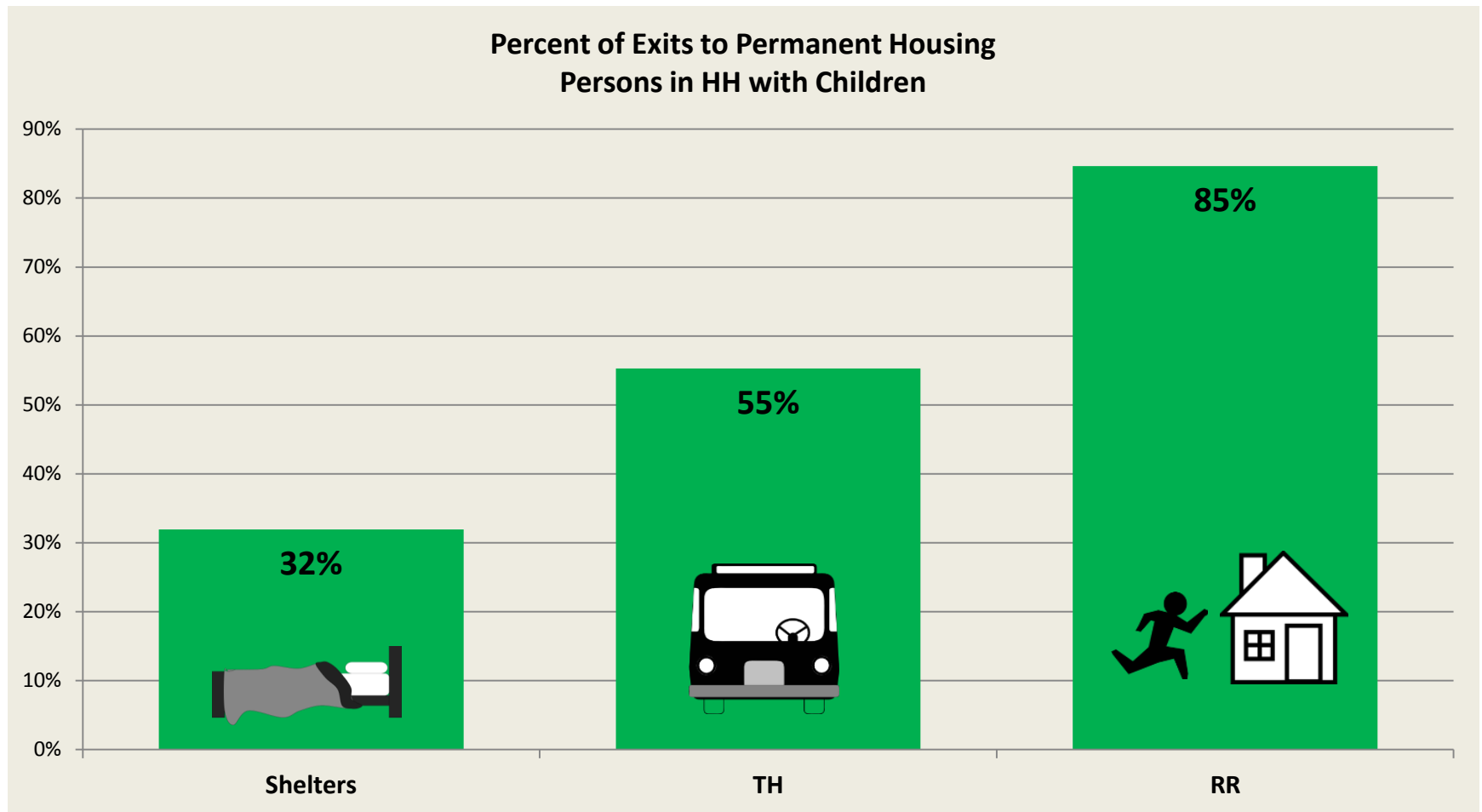
- Rapid Rehousing under HPRP has been extremely successful, consistent with communities doing this longer
  - Year One HPRP Summary by HUD reported 84% permanent housing exits for rapid rehousing
  - Most households received two months or less assistance and the vast majority (93%) received less than 6 months of assistance
  - Communities able to report return rates on the NAEH map report rates of return between 2% and 10%

# Average Rate of Exits to Permanent Housing - Singles



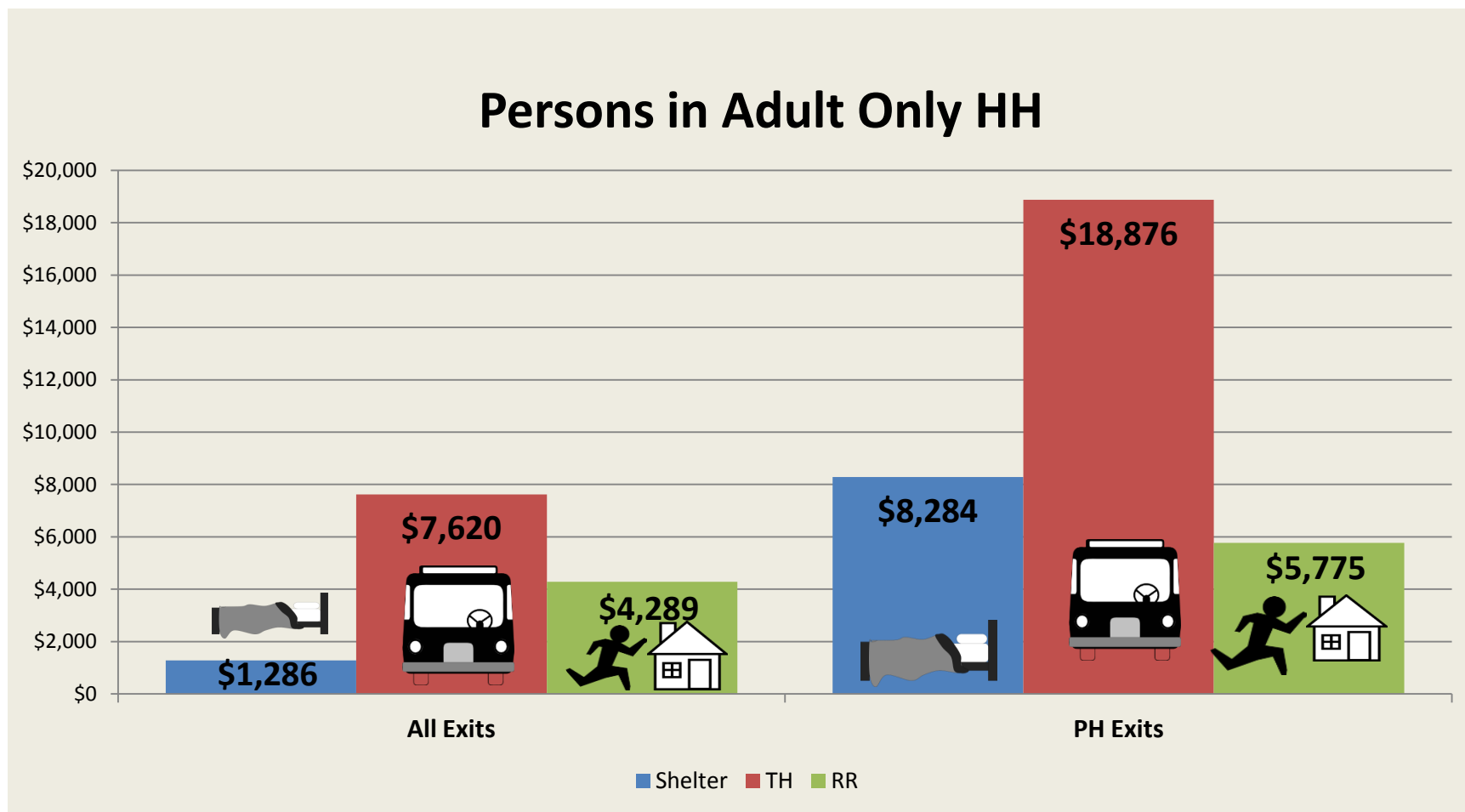
Source: Data from 14 Continuums in seven states that prepared Evaluators for NAEH Performance Improvement Clinics in 2011-2012

# Average Rate of Exits to Permanent Housing - Families



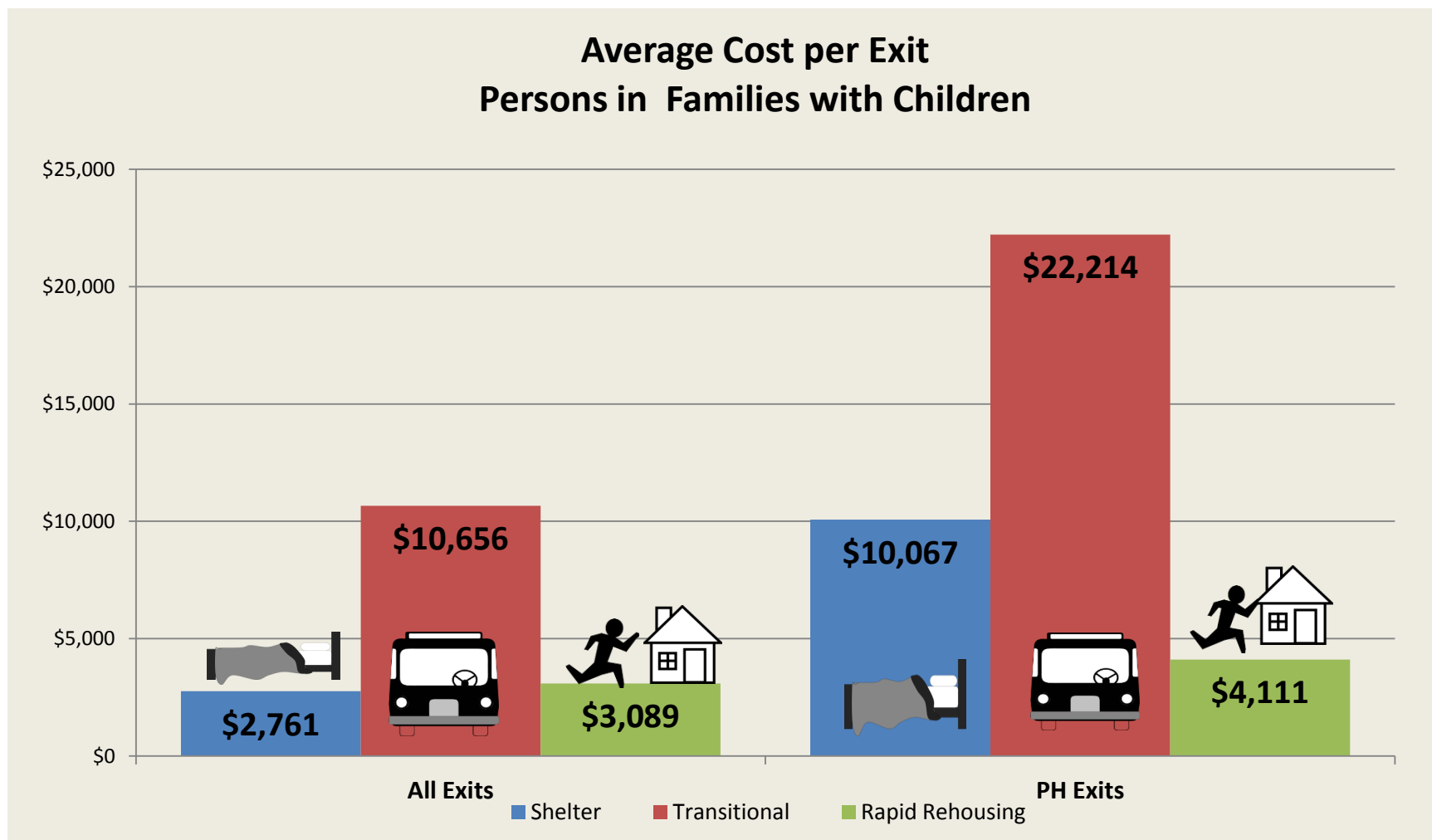
Source: Data from 14 Continuums in seven states that prepared Evaluators for NAEH Performance Improvement Clinics in 2011-2012

# Average Cost Per Exit and Per PH Exit



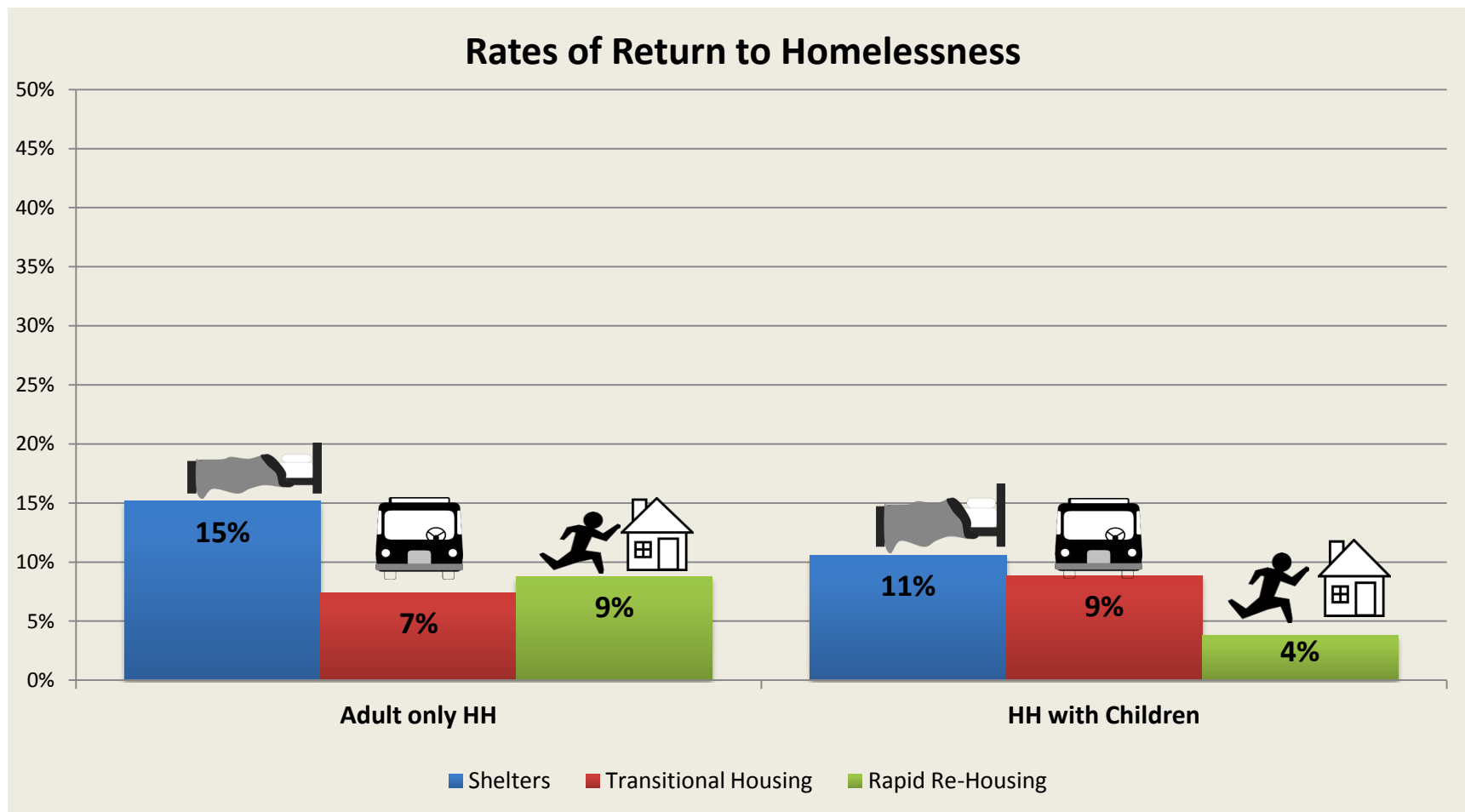
Source: Data from 14 Continuums in seven states that prepared Evaluators for NAEH Performance Improvement Clinics in 2011-2012

# Average Cost Per Exit and Per PH Exit



**Source:** Data from 14 Continuums in seven states that prepared Homeless System Evaluators for NAEH Performance Improvement Clinics in 2011-2012

# Average Rates of Return within 12 months after gaining permanent housing



**Source:** Data averaged from seven Continuums in four states that prepared Homeless System Evaluators for NAEH Performance Improvement Clinics in 2011-2012



# The potential is great

- Based on typical costs, we can successfully rehouse 5 times as many people with rapid rehousing as with transitional housing, with equal or better outcomes



# Wait....Apples and Oranges??

- Concern: they are not serving the same kind of people...
  - Not clearly the case – needs to be looked at.
  - Some places “creamed” with rapid rehousing – limited to those employed or with “low” barriers
  - But, places that didn’t do this appear to also have had high success rates (ex. Sacramento, Hennepin)
  - Some places “cream” with transitional housing



There isn't enough housing that our clients can afford....

King County Final FY2012 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>\$800</b>	<b>\$912</b>	<b>\$1,098</b>	<b>\$1,551</b>	<b>\$1,895</b>

# Sacramento: A moderate cost community

## Sacramento County, CA Final FY2012 FMRs By Unit Bedrooms

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>\$736</b>	<b>\$837</b>	<b>\$1,021</b>	<b>\$1,473</b>	<b>\$1,689</b>

- Average RRH expenditure per family served : \$5,262 (with services)
- Rate of exits to permanent housing: 88%
- Rates of Return to system within 12 months: 2%

# Alameda: A fairly high cost community

## Alameda County, CA Final FY2012 FMRs By Unit Bedrooms

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>\$980</b>	<b>\$1,183</b>	<b>\$1,402</b>	<b>\$1,901</b>	<b>\$2,354</b>

- Average expenditure per family served: \$2,587 (financial assistance only - estimate @\$4K total)
- Rate of exits to permanent housing: 94% (families)
- Rates of Return to system within 12 months: 3% (families and singles)

# Orange County: A high cost community

## Orange County, CA Final FY2012 FMRs By Unit Bedrooms

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>\$1,226</b>	<b>\$1,384</b>	<b>\$1,652</b>	<b>\$2,338</b>	<b>\$2,691</b>

- Average expenditure per family served: \$4,092 (with services)
- Rate of exits to permanent housing: 89%
- Rates of Return to system within 12 months: 6%

# Let's see that again...

**King County Final FY2012 FMRs By Unit Bedrooms**

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four Bedroom
<b>\$800</b>	<b>\$912</b>	<b>\$1,098</b>	<b>\$1,551</b>	<b>\$1,895</b>

- Fair Market Rents – Generally set at the 40<sup>th</sup> Percentile
- Very low income people typically rent-burdened. Most pay > 30% and many pay > 50% of income for housing but remain housed.
- Stability is relative – according to 2010 census
  - 12% of Americans moved in 2010
  - 19% of unemployed Americans moved

# Lots of very poor people... many fewer homeless people

- Poverty Rate in King County: 10.2 %
- Persons in Poverty: 200,911
- Homeless in last Point in time Count: 8,824  
= 4.4%
- > 95% of people in poverty are housed at a point in time – *how do they do it?*



# What's essential to rapid rehousing

- Flexible resources
- Relationships with landlords
- Links to other services in the community
- Skill managing a flexible program
- Partnership with clients to make realistic plan
- Ability to engage family/friends if appropriate

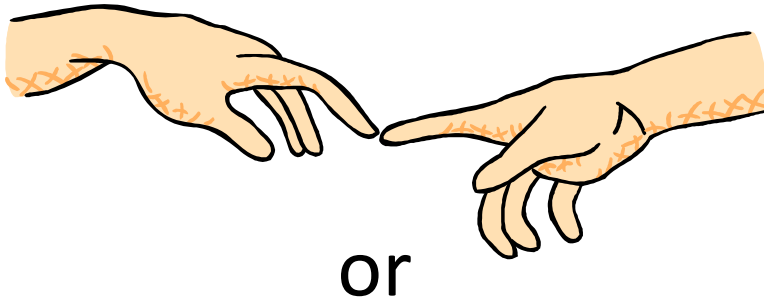


# What about Assessment?

- Assessment: basic knowledge of clients *relevant* history current plans and desires
- Understand housing barriers to be able to assist, not to refuse assistance
- Assessment may not be good way to size the financial assistance offered

# Progressive Engagement

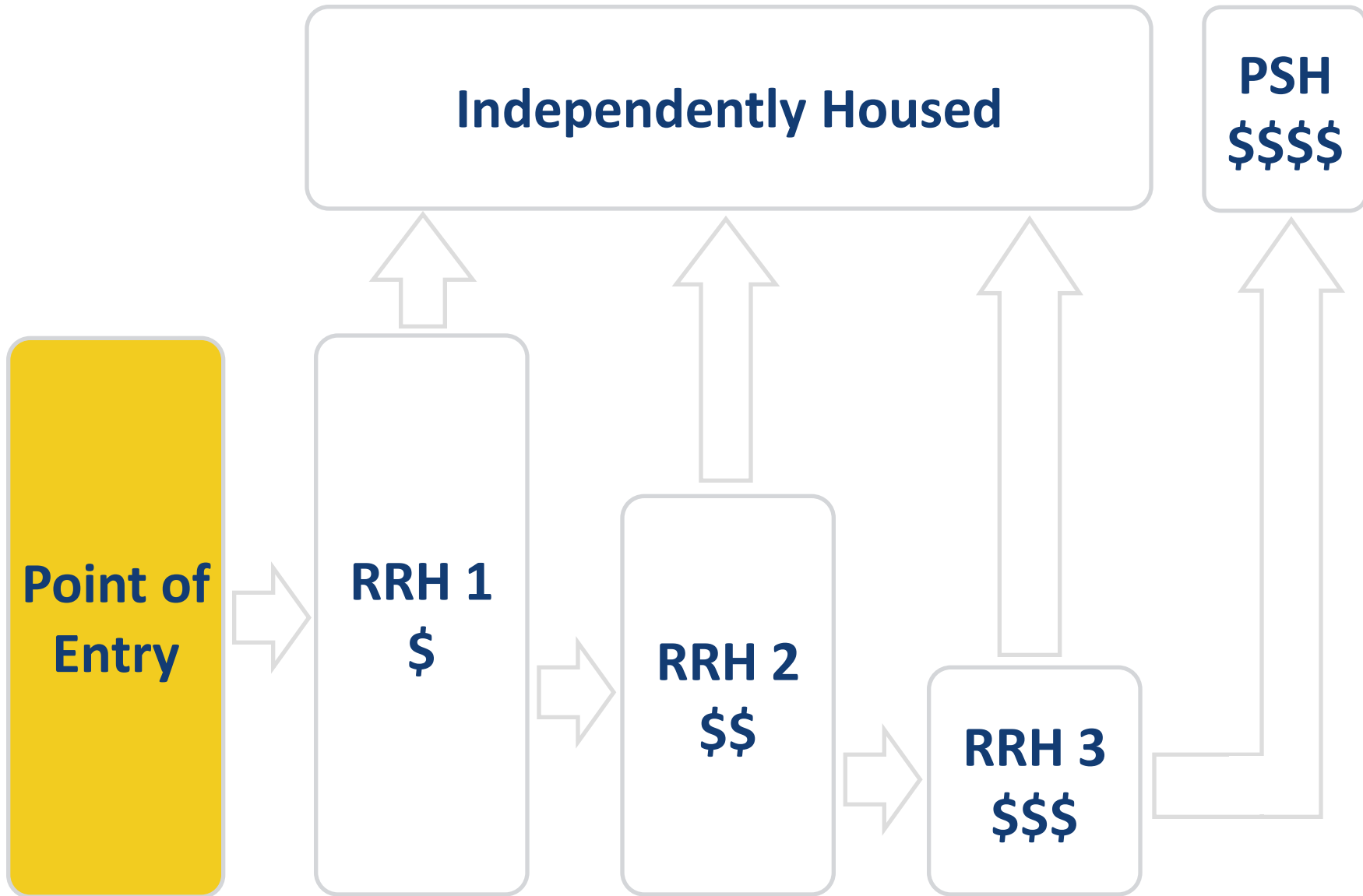
A different kind of design:



Lightest touch possible

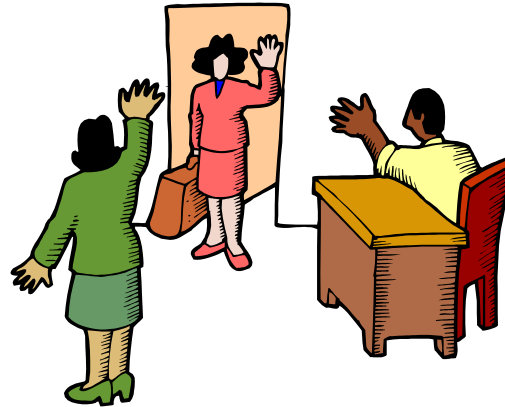
“you can always add more, but you can’t take it away”





# Core: A change in culture

- Idea of doing the least for each household rather than the most
- Believing people can make it without us
- Staff get reward from seeing people leave and helping more people
- *The pace is fast*



# Leading the culture shift

- Learning about successful approaches
- Hearing from clients
- Taking things step by step
- Offering staff support and training, but...
  - also being open to staff changes
- Using agency data to evaluate and adjust



# For more information

- National Alliance to End Homelessness  
<http://www.endhomelessness.org>
- US Interagency Council [www.usich.gov](http://www.usich.gov)
  - Tools for Action
  - Program Profiles (coming soon)
- Homeless Resource Exchange  
[www.hudhre.info](http://www.hudhre.info)
- Me 😊 [kgaleconsulting@sbcglobal.net](mailto:kgaleconsulting@sbcglobal.net)

